

RUMSON PLANNING BOARD
REGULAR MEETING
May 7, 2007
MINUTES

Chairman Parton called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. The requirements of the Open Public Meetings Act were stated as met. The roll was called, with the following members present: Parton, Rubin, Shanley, White, York, Casazza, Vaughan (arr: 7:45 p.m.). Also present: Bonnie Heard (T&M Assoc.), Michael Steib (Board Attorney), Fred Andre (Zoning Officer), Karen St. George (State Shorthand).

Approval of Minutes

Councilman Rubin moved to approve the minutes from the April meeting, and Mr. Shanley seconded. Voice Vote: Ayes, unanimous.

Resolutions

1. **Dennis & Suzanne Shea, 31 Highland Ave.** – approval of one-year extension for minor subdivision approval. Mr. Shanley moved to adopt the resolution, and Mr. Casazza seconded.
Roll Call Vote: Ayes (Eligible) – Parton, Shanley, Rubin, Casazza
Nays – None
Motion carried.
2. **Broadmoor Realty Assoc., LLC** – correction and clarification of resolution approved March 1, 2004, with regard to bulkhead elevation. Councilman Rubin moved to adopt the resolution, and Mr. Shanley seconded.
Roll Call Vote: Ayes – (Eligible) Parton, Rubin, Shanley, Casazza
Nays – None
Motion carried.
3. **Broadmoor Realty Assoc., LLC** – denial of request for disclosure of members of objector's group, Widgeon Point Preservation Assoc. at this time. Mr. Shanley moved to adopt the resolution, and Councilman Rubin seconded.
Roll Call Vote: Ayes – Parton, Shanley, Rubin, Casazza
Nays – None
Motion carried.

Sea Bright Lawn Tennis & Cricket Club, 5 Tennis Court Lane

Arthur Sorenson, attorney, appeared on behalf of this continued application for a minor site plan to raze existing single-family residence and build a new single-family residence. He requested an adjournment until the next meeting, in order for them to go back to their architect to get a design that will meet with more favor than the last proposal. He noted that Father Manning, from Holy Cross Church, was present this evening, and Mr. Sorenson would like him to comment.

Father Manning, still under oath from the last meeting, was asked if he had any objection to the plan, as it had been presented. Father Manning stated that the church has no objection to the plan at this time. Mr. Sorenson said that Father Manning will be provided with the new plans, once they are available. The application will be continued to the June meeting.

Mr. Sorenson stated they have already submitted their landscape plan. He explained their proposal to keep the existing landscaping, and they have heard no objections to this proposal from any of the

neighbors, including the church. With regard to the issue of the requirement of the 25' buffer, Mr. Sorenson stated they will ask that this be waived.

The application will be carried to the June meeting, with no further notice required. Any revised plans must be submitted at least 10 days prior to this meeting. It was noted that Mr. Casazza has listened to the tapes from the last hearing, and he will be eligible to vote at the next meeting. Mr. Sorenson stated he has granted the extension of the time limit.

Mr. Vaughan arrived at this time (7:45 p.m.)

Amendment to the Master Plan

Michelle Donato, attorney representing the Tredwell Coalition Association, appeared before the Board to ask that the Master Plan be corrected. She stated that the Blackpoint area is designated as one historic site, and the Tredwell house is designated as another site. She explained the ownership of these properties, noting the richness of the archeological resources of both sites, although this fact is not included in the Master Plan. They would like to ask that the Master Plan be amended to state that the Tredwell house property also contains archeological resources, and she thinks the Board has received evidence of this fact. The Master Plan refers to Blackpoint as being archeologically rich, and they would like the Master Plan to also state that the Tredwell property is archeologically significant, in light of any future development that might be proposed.

Chairman Parton asked what practical purpose this would serve. Ms. Donato does not think this would preclude development, but only serve to provide measures to control these historical sites and allow for the recovery of any archeological resources that might be found.

Chairman Parton noted that the Master Plan was based on the county's input as to historic sites. She asked if any of this information had changed. Ms. Donato stated these have not changed, but she feels there was a mapping error that disconnected the Tredwell property from the Blackpoint property. The county is not planning to change their map, to her knowledge.

Mr. Vaughan asked if this would merely be correcting an error and not attempting to expand the area. Ms. Donato feels there are mapping errors that need to be corrected. She will arrange to get the map from the county, which may also be in error. They think it would be beneficial for the Board to also correct the fact that the Tredwell house is no longer on the property.

Chairman Parton stated that the Board will wait until they receive the copy of the county map from Ms. Donato before they reconsider the request.

At this time (7:55 p.m.), the Board moved into executive session to discuss ongoing litigation.

At the end of this session (8:25 p.m.), they moved back into the regular portion of the meeting.

Zoning Ordinance Revisions

Mr. Steib followed up on the recommended revisions to the Zoning Ordinances discussed at the last meeting, reporting that he sent a letter to Mayor and Council explaining the Board's recommendations, and they are taking it under advisement. Ms. Heard reported that Mayor and Council sent the suggestions to the town attorney. The next meeting of the Ordinance Revision Committee will be deferred until next month.

Zoning & Planning Course

Mr. Steib reported that no updated information is available at this time.

There being no further business, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous. The meeting was adjourned at 8:26 p.m.

The next meeting: **June 4, 2007**.

Respectfully submitted,

Patricia Murphy